

BILL NO. R-83-09-35

RESOLUTION NO. R-76-82

A RESOLUTION FINDING, DETERMINING  
AND RATIFYING AN INDUCEMENT RESOLUTION  
OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
AUTHORIZING THE ISSUANCE AND SALE OF  
\$931,040.00 ECONOMIC REVENUE BONDS OF THE  
CITY OF FORT WAYNE, INDIANA,  
FOR THE PURPOSE OF INDUCING THE APPLICANT,  
WARD ALUMINUM CASTINGS, INC.  
TO PROCEED WITH THE ACQUISITION  
CONSTRUCTION AND EQUIPPING OF THE PROJECT.

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is  
authorized by I.C. Sec. 36-7-12 (the "Act") to issue revenue  
bonds for the financing of economic development facilities, the  
funds from said financing to be used for the acquisition,  
construction and equipping of said facilities, and said facili-  
ties to be either sold or leased to another person or directly  
owned by another person; and

WHEREAS, Ward Aluminum Castings, Inc. (the "Applicant") has  
advised the Fort Wayne Economic Development Commission and the  
Issuer that it proposes that the Issuer acquire and equip an  
economic development facility and sell and/or lease the same to  
the Applicant or loan proceeds of an economic development  
financing to the Applicant for the same, said economic develop-  
ment facility to be purchase of real estate and construction of  
improvements including equipment and machinery to be located at  
642 Growth Avenue, Fort Wayne, Indiana including the costs of  
issuance (the "Project"); and

WHEREAS, the diversification of industry and an increase in  
24 jobs within one year and 56 jobs within three years to be  
achieved by acquisition and construction and equipping of the  
Project will be of public benefit to the health, safety and  
general welfare of the Issuer and its citizens; and

WHEREAS, having received the advice of the Fort Wayne  
Economic Development Commission, it would appear that the  
financing of the Project would be of public benefit to the



1 health, safety and general welfare of the Issuer and its  
2 citizens; and

3 WHEREAS, the acquisition and construction of the faci-  
4 lity will not have an adverse effect on any similar facility  
5 already constructed or operating in or about Fort Wayne,  
6 Indiana.

7 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
8 THE CITY OF FORT WAYNE, INDIANA:

9 SECTION 1. The Common Council finds, determines, rati-  
10 fies and confirms the promotion of diversification of economic  
11 development and job opportunities in and near Fort Wayne,  
12 Indiana and in Allen County, is desirable to preserve the  
13 health, safety and general welfare of the citizens of the  
14 Issuer; and that it is in the public interest that Fort Wayne  
15 Economic Development Commission and said Issuer take such action  
16 as it lawfully may to encourage diversification of industry and  
17 promotion of job opportunities in and near said Issuer.

18 SECTION 2. The Economic Development Commission in  
19 recommending the project, found specifically that the project  
20 will not have an adverse competitive effect on similar facilities  
21 already constructed or operating in Allen County, Indiana, and  
22 the Common Council has also held a hearing and specifically finds  
23 that the project will not have an adverse competitive effect on  
24 similar facilities already constructed or operating in Allen  
25 County, Indiana.

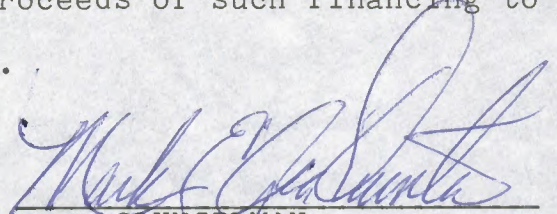
26 SECTION 3. The Common Council further finds, deter-  
27 mines, ratifies and confirms that the issuance and sale of reve-  
28 nue bonds in an amount not to exceed \$931,040.00 of the Issuer  
29 under the Act for the acquisition, construction and equipping of  
30 the Project and the sale or leasing of such a financing to the  
31 Applicant for such purposes will serve the public purpose  
32 referred to above, in accordance with the Act.




25% COTTON

1           SECTION 4. In order to induce the Applicant to proceed  
2 with the acquisition, construction and equipping of the Project,  
3 the Common Council hereby finds, determines, ratifies and con-  
4 firms that (i) it will take or cause to be taken such actions  
5 pursuant to the Act as may be required to implement the afore-  
6 said financing, or as it may deem appropriate in pursuance  
7 thereof, provided that all of the foregoing shall be mutually  
8 acceptable to the Issuer and the Applicant; and (ii) it will  
9 adopt such ordinances and resolutions and authorize the execu-  
10 tion and delivery of such instruments and the taking of such  
11 action as may be necessary and advisable for the authorization,  
12 issuance and sale of said economic development bonds.

13           SECTION 5. All costs of the Project incurred after the  
14 passage of this Inducement Resolution, including disbursement or  
15 repayment of the Applicant of monies expended by the Applicant  
16 for planning, engineering, interest paid during construction,  
17 underwriting expenses, attorney and bond counsel fees, acquisi-  
18 tion, construction and equipping of the Project will be per-  
19 mitted to be included as part of the bond issue to finance said  
20 Project, and the Issuer will thereafter either sell or lease the  
21 same to the Applicant or loan the proceeds of such financing to  
22 the Applicant for the same purposes.

23   
24 \_\_\_\_\_  
25 COUNCILMAN

26 APPROVED AS TO FORM AND  
27 LEGALITY.

28   
29 \_\_\_\_\_  
30 John J. Wernet, Attorney for the  
31 Economic Development Commission

32 Dated this 12<sup>th</sup> day of Sept, 1983

25% COTTON



Read the first time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 9-13-83

Sandra E. Kennedy  
CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-27-83

Sandra E. Kennedy  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)

(APPROPRIATION) ORDINANCE (RESOLUTION) NO. R-76-83  
on the 27th day of September, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy  
CITY CLERK

Ray A. E. Cook  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of Sept., 1983, at the hour of 11:30 o'clock PM, E.S.T.

Sandra E. Kennedy  
CITY CLERK

Approved and signed by me this 30th day of September, 1983, at the hour of 12 o'clock PM, E.S.T.

Win Moses, Jr.  
WIN MOSES, JR. - MAYOR



BILL NO. R-83-09-35

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~XXXXXXXXXX~~ ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF \$931,040.00 ECONOMIC  
REVENUE BONDS OF THE CITY OF FORT WAYNE, INDIANA, FOR THE PURPOSE  
OF INDUCING THE APPLICANT, WARD ALUMINUM CASTINGS, INC.

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

*Mark E. Giaquinta*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

JANET G. BRADBURY

*Janet G. Bradbury*

SAMUEL J. TALARICO

*Samuel J. Talarico*

DONALD J. SCHMIDT

*D. Schmidt*

*Sandra E. Kennedy*

*Concurred in 9-27-83*



APPLICATION TO  
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
FOR "LOANS THROUGH LENDERS" PROGRAM  
FORT WAYNE, INDIANA

I. GENERAL INFORMATION

- A. Name of Applicant: WARD ALUMINUM CASTINGS, INC.
- B. Applicant's Principal Address: 642 GROWTH AVENUE  
FORT WAYNE, INDIANA 46808 Telephone: (219) 426-8700
- C. Applicant's legal organization (e.g. corporation, partnership, sole proprietorship, joint venture, etc.):  
CORPORATION
- D. Under laws of what state is the applicant organized?:  
INDIANA
- E. Business in which applicant is engaged: ALUMINUM CASTING MANUFACTURING
- (1) S.I.C. Code: 3361
- F. How long has applicant been in operation in Allen County?:  
5 YEARS

II. MANAGEMENT

A. Principal Operating Personnel:

<u>Name</u>	<u>Title</u>
<u>MARION WARD</u>	<u>PRESIDENT</u>
<u>VERN WARD</u>	<u>VICE - PRESIDENT</u>
<u>ED MORGAN</u>	<u>GENERAL MANAGER</u>



- B. All persons or firms having an ownership interest of 10% or more in the applicant organization.

<u>Name</u>	<u>% Ownership</u>
WARD PATTERN AND ENGINEERING	100

- C. Persons who have either a legal interest in the applicant or a debt obligation from/to the applicant, and are a member of either the Fort Wayne Economic Development Commission, Common Council of Fort Wayne, or Allen County Council:

NONE

- D. Has any person listed above been convicted of a felony, or convicted of, or enjoined from any violation of a state or federal securities law within the past ten years:

Yes \_\_\_\_\_ No   X  

### III. PROPOSED PROJECT

- A. Briefly describe the proposed project (attach renderings if available):

## EXPANSION INCLUDING BUILDINGS, EQUIPMENT AND MANPOWER

- B. Proposed amount of bond issue: \$931,040 - Total Program:  
600,000 - For Present Issue
- C. How are the proceeds of the issue to be used (Itemize by category of expenditure):

SEE ITEMIZED LIST

- D. Additional finance sources to be used if bond issue is not sufficient to complete proposed project:

REGULAR BANK FINANCING OR SBA



E. Where is the proposed project to be located (Give both street address and legal description): \_\_\_\_\_

642 GROWTH AVENUE - SEE ATTACHMENT

(1) Is project solely within the city limits of Fort Wayne: Yes: X No: \_\_\_\_\_

(2) If no, will you waive your right to remonstrate annexation: Yes: \_\_\_\_\_ No: \_\_\_\_\_

(3) Is project solely within the Fort Wayne Community School District: Yes: X No: \_\_\_\_\_

(4) If no, name of school district in which project is located: \_\_\_\_\_

F. Approximate size of tract or parcel on which project will be situated: 2 1/2 ACRES

G. Will any portion of proposed project be leased from another entity: Yes: \_\_\_\_\_ No: X

(1) If yes, name entity and describe portion to be leased: \_\_\_\_\_

H. What is existing zoning classification on parcel:

M - 2

I. What zoning classification does project require:

M - 2

J. Are water and sewer available for access:

Yes: X No: \_\_\_\_\_

(1) If no, how will access to these utilities be obtained: \_\_\_\_\_



LOT NOS. 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40 of  
Lumbard's Park Addition, and also that part of Park Lot 1 in Lumbard's  
Park Addition to Fort Wayne, lying south of the north line of Lot 40  
in Lumbard's Park Addition to the City of Fort Wayne, extended east to  
the right of way of the railroad.



X  
K. Are septic tanks or other temporary sewage treatment and disposal facilities to be used in lieu of sewer:

Yes: \_\_\_\_\_ No: X

(1) If yes, describe facility: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

L. Briefly describe any adverse environmental impact upon land, air, water or noise which is anticipated as a result of the proposed project: \_\_\_\_\_

NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### IV. JOBS AND PAYROLLS -

A. Number of Employees:

(1) At time of application: WARD PATTERN - 20  
WARD ALUMINUM - 29  
Full Time: \ ALL / / / Part Time: -

(2) Within year of project completion: WARD PATTERN - 23  
WARD ALUMINUM - 50  
Full Time: \ ALL / / / Part Time: -

(3) Within 3 years of project completion: WARD PATTERN - 30  
WARD ALUMINUM - 75  
Full Time: \ ALL / / / Part Time: -

B. Briefly describe the category and nature of the new jobs to be created: MOLDERS - Make the molds that the metal is poured  
into (both sand and permanent mold). MAINTENANCE - Maintain the equipment.  
GRINDERS - Cut off gates, grind and deburr parting lines.  
GENERAL FOUNDRY LABOR - Pour metal, work shakeout, reclaim dross, drive  
truck, etc. COREMAKERS - Make cores (CO-2, shell, oil sand).

(OVER PLEASE)



C. Annual Payroll:

(1) At time of application: 562,706.34

(2) Within year of project completion: 877,706.34 { 315,000 } @ 7.50

(3) Within 3 years of project completion: 987,706.34 (425,000) @ 8.1

D. If project is not funded by the "Loan Through Lenders" program, is there a substantial possibility of loss of existing jobs in Allen County: Yes: X No:       

(1) If yes, give number of jobs to be lost and approximate annual payroll loss:

29 - TOTAL

## V. MISCELLANEOUS INFORMATION -

A. Applicant's net worth as of the end of the calendar quarter preceding the date of application:

\$ 205,473.00

B. Has the proposed project been informally reviewed by bond counsel: Yes: No: x

(1) If yes, what is name of bond counsel firm:

C. Name, address and telephone of contact person for further details on project: \_\_\_\_\_

VERN D. WARD - 642 GROWTH AVENUE - FORT WAYNE, IN - 426-8700

ROLAND V. WARD - (SAME AS ABOVE)



## VI. APPLICANT'S CERTIFICATION

I/We certify that all information in this application and attached exhibits are true and complete to the best of my/our knowledge and belief. Verification may be obtained from any source named herein.

Marion C. Ward  
(Signature)

Sept 8, 1983  
(Date)

Vern Ward  
(Signature)

## VII. EXHIBITS

- A. Applicant's Financial Statements (for past 3 years).
- B. Applicant's Two Year Income Projection.
- C. Breakdown of project costs with written estimates from contractors and suppliers.
- D. Proof of applicant's equity contribution (if any).
- E. Schedule of Applicant's existing debt and encumbered assets.
- F. Personal financial statements for each owner (if applicable).
- G. Letter of commitment from local lender for a letter of credit.

Return to:

E.D.C. Coordinator  
Department of Economic Development  
City County Building, Room 840  
One Main Street  
Fort Wayne, IN 46802

(219) 427-127



WARD PATTERN & ENGINEERING,  
CONSOLIDATED BALANCE SHEET  
(See Accountants' Report)

ASSETS

CURRENT ASSETS:

Cash		\$ 23,815
Accounts receivable:		
Trade	\$ 150,543	
Officers	<u>52,101</u>	202,644
Inventories:		
Raw materials	44,894	
Work in process	101,294	
Supplies	<u>2,308</u>	148,496
Prepaid expenses		<u>13,993</u>
TOTAL CURRENT ASSETS		388,948

PROPERTY AND EQUIPMENT, at cost:

Machinery and equipment	798,552	
Office equipment	37,568	
Transportation equipment	80,679	
Leasehold improvements	<u>70,563</u>	
	987,362	
Less accumulated depreciation	<u>597,756</u>	389,606

TOTAL ASSETS

\$ 778,554

The accompanying notes are an integral part of the financial statements.



, INC. AND SUBSIDIARY

AS OF JUNE 30, 1983

(Review Report)

LIABILITIES

CURRENT LIABILITIES:

Notes payable, bank (Note 2)		\$ 170,433
Notes payable, other		12,310
Current portion of long-term debt		77,678
Accounts payable:		
Trade	\$ 134,021	
Payroll deductions	<u>2,227</u>	136,248
Accrued expenses:		
Salaries and wages	40,942	
Interest	<u>2,217</u>	
Taxes, other than federal income	<u>16,632</u>	<u>59,791</u>

TOTAL CURRENT LIABILITIES

456,460

LONG-TERM DEBT, less current portion (Note 2)

205,966

STOCKHOLDER'S EQUITY

COMMON STOCK, no par value, 1,000 shares authorized;  
400 shares issued and outstanding

40,000

RETAINED EARNINGS

76,128

116,128

TOTAL LIABILITIES AND STOCKHOLDER'S EQUITY

\$ 778,554

of the consolidated financial statements.



WARD PATTERN & ENGINEERING, INC. AND SUBSIDIARY  
CONSOLIDATED STATEMENT OF INCOME (LOSS) AND RETAINED EARNINGS  
FOR THE YEAR ENDED JUNE 30, 1983  
(See Accountants' Review Report)

---

SALES	\$ 1,623,698
COST OF SALES	<u>1,394,655</u>
GROSS PROFIT ON SALES	229,043
SELLING, GENERAL AND ADMINISTRATIVE EXPENSES	<u>316,764</u>
OPERATING LOSS	<u>(87,721)</u>
OTHER INCOME (EXPENSE):	
Interest expense	(49,134)
Other, net	<u>728</u>
	<u>(48,406)</u>
NET LOSS	(136,127)
RETAINED EARNINGS, beginning of year	<u>212,255</u>
RETAINED EARNINGS, end of year	\$ <u><u>76,128</u></u>

The accompanying notes are an integral part of the consolidated financial statements.



FIRST YEAR

(1)	SPECTROVAC (BAIRD)	\$ 90,000
(2)	BUILDING ERECTION & I&M RELOCATION OF ELECTRICAL TRANSFORMERS	90,000 25,000
(3)	1 - 100 TON SAND BIN (14' DIA.) & 1 - 10' DIA. VIBRAMATIC	29,000 13,300
(4)	CM2500 STATES ENG. MULLOR	69,000
(5)	1 - PAN CONVEYOR 24' (24" x 8" PAN)	32,000
(6)	2 - 4000# GAS REVERB FURNACES & 2 COMPLETE AUTO CONTROLS	20,000 30,000
(7)	1 - USED 28' WHEEL-A-BRATOR/LOADER	15,000
(8)	1 - USED 36 x 36 PERM. MOLD	13,000
(9)	1 - MODEL 16 REDFORD CORE MACHINE 1 - MODEL 22 REDFORD CORE MACHINE	28,340 37,400
(10)	1 - 4000# YALE FORK LIFT (D/FUEL)	12,000
(11)	2 - 30 HP WORTHINGTON AIR COMPRESSORS	15,000
(12)	INSTALLATION EXTRAS	12,500
(13)	X-RAY	19,000
		<hr/> 550,540

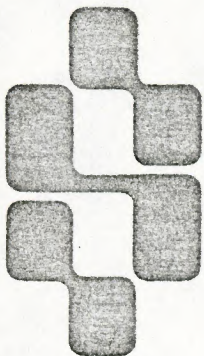


2D YEAR

(1) BUILDING ERECTION	\$ 85,000
(2) 1 - 2016 B&P MOLD MACHINE	91,000
1 - SERIES 3 CONTINU-MATIC	100,000
(3) AUTO CONTROLS ON MULLOR	18,500
BIN INDICATORS AUTO DISTRIBUTION	9,000
(4) 1 - NEW 36 x 36 PERM. MOLD	49,500
(5) 1 - HEAT TREAT AGING FURNACE	15,000
(6) INSTALLATION EXTRAS	12,500
	<hr/>
	\$ 380,500

FIRST YEAR	\$ 550,540
2D YEAR	380,500
	<hr/>
	\$ 931,040





MrS. Marion C. Ward, President  
Ward Aluminum Casting, Inc.  
642 Growth Avenue  
Fort Wayne, Indiana 46808

September 9, 1983

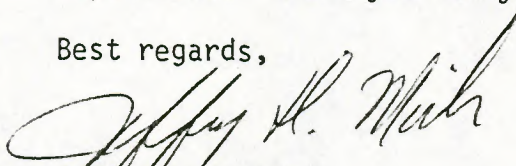
Dear Marion:

Peoples Trust Bank is pleased to have this opportunity to support your company's expansion through the "Loans Through Lender" program. The Bank's commitment is as follows:

AMOUNT:	Six hundred thousand Dollars and No/100 (\$600,000.00) Letter of Credit.
PURPOSE:	To finance real estate improvements and capital expenditures at 642 Growth Avenue.
FEE:	One and one-half percent (1½%) per annum in advance on the balance then outstanding.
COLLATERAL:	Real estate mortgage and a properly perfected UCC-1 on purchase money equipment. Personal guarantee of Marion and Vern Ward.
CONTINGENCIES:	The commitment is contingent upon our inspection of current accounts receivable and accounts payable. In addition, it is subject to real estate and equipment appraisals to meet bank expectations.

Peoples Trust Bank is very pleased to be a part of your exciting expansions. Thank you for your valued consideration.

Best regards,



Jeffrey D. Mick  
Senior Vice President

JDM:caw